

**CITY OF BROKEN ARROW
PLANNING COMMISSION MEETING
MINUTES
November 20, 2003**

The Planning Commission Agenda for this meeting was posted on November 14, 2003, at 10:00 a.m. on the City Hall Bulletin Board, 220 S. First Street.

1. The Broken Arrow Planning Commission met on Thursday, November 20, 2003, at 5:02 p.m.

2. Present: Robert Goranson, Chairman
Mike Lester, Commission Member
Johnnie Parks, Commission Member
Ricky Jones, Commission Member

Absent Renate Caldwell, Vice Chairperson

Staff Present: Farhad K. Daroga, City Planner
Brent Murphy, Assistant City Planner
Karl Fritschen, Staff Planner
Joyce Snider, Admin Ass't
April Parnell, Ass't City Attorney
Jeff Westfall, Engineering Dept

3. The Commission considered the minutes of the regular Planning Commission meeting held November 6, 2003. **Motion** by Johnnie Parks to approve the November 6, 2003, minutes as presented. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Goranson

No: None

Abstain: Lester

Motion Approved

4. The Commission considered the Consent Agenda. Farhad Daroga reviewed each item on the Consent Agenda.

Motion by Mike Lester to approve the Consent Agenda, as recommended by Staff. The motion was seconded by Bob Goranson.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved

4A. PT03-126, DN03-187, Fairway Park preliminary plat, 50.9 acres, 148 lots, BAZ 1609, Albany, one-half mile east of 9th Street (Lynn Lane), Tulsa Engineering & planning Associates, Inc. (Engineer). The applicant was present. This item was approved as recommended by Staff.

- 4B. PT03-127, DN03-190, S & J. Subdivision preliminary plat, 0.62 acres, east of Elm Place, one-quarter mile north of Kenosha Street, Hall, Rosenbaum & Associates (Engineer). The applicant was present. This item was approved as recommended by Staff.
- 4C. ST03-102, DN02-192, Arkansas Car Wash and Lube revised site plan, 0.93 acres, C-4, BAZ 1574, one-quarter mile east of 9th Street (Lynn Lane) on the south side of Kenosha Street, ERC Construction Group, LLC (Applicant). The applicant was not present. This item was approved as recommended by Staff.
- 4D. ST03-131, FN04-123, Crossroads Commercial Center landscape plan, 10.3 acres, C-5, I-1, BAZ 1593, northwest corner of State Highway 51 and Houston (81st), Tulsa Engineering & Planning Associates, Inc. (Applicant). The applicant was present. This item was approved as recommended by Staff.

5. **ITEMS REMOVED FROM CONSENT AGENDA**

None.

- 6. The Commission considered PUD 121A, Mission Gardens, 7.0 acres, R-5/PUD 121, southwest corner of Olive Avenue (121st East Avenue) and West Waco Street, south of the Villages of Birchwood addition and north of the Tulsa Technology Center, Roy D. Johnsen (Applicant). Farhad Daroga presented the background, saying this is a single-family attached residential project, with three-plex or four-plex units. He said there will be one means of ingress and egress, with a gate on the southeast side of the parcel with frontage on Olive and the streets will be private. He said all the garages will be on alleys with the entrances to the garages on the back. He said there will be a gated entrance on the north side on Waco for the use of the residents only.

Ricky Jones asked if the access on the north was gated and Staff verified that it will be gated.

Roy Johnsen, 201 West Fifth Street, Suite 501, Tulsa, representing the property owners, said all the garages are accessed from the alleys. He talked about the market for townhouses and about the reviews conducted with city Staff on this project and said they are in agreement with all the Staff recommendations.

Ricky Jones asked if Reserve A and B are open areas and Roy Johnsen said those were platted in other phases of the project. He said they are existing reserve areas, the one of the west is a pedestrian way to a trail system along the south boundary of the larger project. Farhad Daroga said on the portions of Birchwood on the west side interior sidewalks were waived and there will be a sidewalk and trail system on the perimeter on the west and south sides. There were no protestants present. Johnnie Parks and Bob Goranson said this looks like a good project.

Farhad Daroga said Staff recommends PUD 121A be approved subject to the property being platted and City Council approval of the four items listed in the Staff report.

Motion by Mike Lester to recommend approval of PUD 121A as recommended by Staff. The motion was seconded by Johnnie Parks.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion Approved

Bob Goranson said this item will be considered by the City Council in their meeting of December 15, 2003, at 7:00 p.m.

7. **REMARKS, INQUIRIES AND COMMENTS BY PLANNING COMMISSION AND STAFF
NO ACTION)**

Bob Goranson asked if the Commission members would be in favor of a joint meeting with the City Council and the Board of Adjustment to discuss future goals and vision. This was discussed and it was agreed that January would be a good time to have such a meeting.

Craig Thurmond, 4929 West Commercial, Broken Arrow, said he agreed. The most advantageous location and timing of a meeting were discussed, as was a possible agenda to be formulated by Staff based on ideas by all concerned. Consensus was January or later would be the best time to hold a joint meeting, around 5:00 to 6:00 p.m.

8. **Motion** by Mike Lester at 5:20 p.m. to adjourn. The motion was seconded by Ricky Jones.

Yes: Jones, Parks, Lester, Goranson

No: None

Motion approved